



**CITY OF ALAMO HEIGHTS**  
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516

**Architectural Review Board Meeting**  
**Tuesday, September 20, 2016 – 5:30 P.M.**  
**6116 Broadway St – City Council Chambers**

**Case No. 646 P – 127 Marcia Pl**

**Request of Elaine Hernandez, applicant, representing QF Properties, owner, for the preliminary design review of the proposed replacement structure at the property located at 127 Marcia Pl.**

**Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Any recommendation will be forwarded to the City Council for final review. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.**

**Plans may be viewed online\* (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>), at the Community Development Services Department (6116 Broadway St), or you may contact Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), Eli J Briseno ([ebriseno@alamoheightstx.gov](mailto:ebriseno@alamoheightstx.gov)), Jason B Lutz ([jlutz@alamoheightstx.gov](mailto:jlutz@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information.**

**\*Plans will not be available online for all case types and floor plans will not be available online.**

## **127 MARCIA PLACE**



117 – 121 MARCIA PLACE



128 MARCIA PLACE



### **PROPOSED DESIGN SOLUTION**

127 Marcia Place Townhomes will achieve harmonious balance and character compatibility with the existing context through several approaches. Given the nature of the area's zoning (MF-D) and using two recent projects along Marcia place as design precedents, the proposed modern townhomes can achieve a compatible character with the existing neighborhood. The existing structures are based off modern design principles, and simplicity while achieving an architectural elegance and site design fitting of city of Alamo Heights comprehensive plan and urban/community approach.



July 7, 2016

City of Alamo Heights  
6116 Broadway  
Alamo Heights, TX 78209.

**Re: 127 Marcia Three Unit Townhouse project in Alamo Heights, Texas**  
**Lots: 19,20 Blk 9, Subdivision: Alamo Heights Vol: 105, Page: 165.**  
**Lot Zoning: MF-D**

This project, in order to execute the new three unit project, will require the removal of the existing structure and it's out building entirely. The 75' x 131' deep lot has a two bedroom two bath, 1438 sf wood frame single family structure and a one car garage in an out building. The roof is an asphalt material, roof square footage is 1,700.

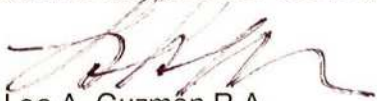
Two Existing 12" pecan tree at the rear of the property will remain in place. A large tree in the front yard that appears on our Google earth research is not there and has been missing for some time.

The new modern structure is a three unit townhome structure. Each unit is be around 2,200 square feet each with double parking under each unit. The two and a half story building will comply with the 15' side setbacks and the 20' front setback and the 25' rear setback.

The units face the side yards as do the garage doors that are required to face the side yard.

The front yard and rear yard is going to be landscaped with plant material and landscape structures that are allowed in the front yard setback.

The existing building height at the roof peak is 17' above finished grade. The new structure is planned at max of 35' above finished grade.



Leo A. Guzman R.A.



# 127 MARCIA PLACE TOWN HOMES



ALAMO HEIGHTS, TX



PROPOSED CONCEPT 07.13.2016



LOT SUBDIVISION ACREAGE 19 & 1/2 OF LOT 20 - BLOCK 20 ALAMO HEIGHTS .22 acres

APPLICANT OWNER Elaine Hernandez 210-705-0768 QF Properties (Jose Quintero) 210-846-7617

07.18.2016

127 MARCIA PLACE TOWNHOMES ALAMO HEIGHTS, TEXAS

AG ASSOCIATES ARCHITECTS 4800 PARK TEN BLVD, STE 216N SAN ANTONIO, TEXAS 78213 TEL 210.734.6885 FAX 210.734.7504

DRAWN CHECKED APPROVED DATE A1.0 SHEET NO.

**LOT 19 & 1/2 OF LOT 20 1-STORY RESIDENCE 1,438 SQ. FT.**

**ONE STORY RESIDENCE TO BE COMPLETELY DEMOLISHED**

**DETACHED GARAGE TO BE COMPLETELY DEMOLISHED**

**APT. GARAGE 1-STORY**

**CONCRETE STEPS**

**CONCRETE STEPS**

**FLAGSTONE WALK**

**WALK**

**WOOD FENCE**

**CHAIN LINK FENCE**

**EXISTING TREE**

**EXISTING STRUCT. FRONT SETBACK**

**REAR SETBACK**

**LOT LINE (18)**

**ASPHALT DRIVE**

**A/C PAD**

**T.O. ROOF**

**SIDE SETBACK**

**27' - 10"**

**23' - 0"**

**17' - 6"**

**22' - 7"**

**9' - 0"**

**6' - 4"**

**12' - 0"**

**6' - 7"**

**40' - 0"**

**45'**

**9' - 1"**

**2' - 9"**

**19' - 6"**

**131' - 0"**

**LOT SIZE**

**1' - 6"**

**EXISTING T**

**75' - 0"**

**LOT SIZE**

**MARCIA PLACE**

**197**

**198**

**199**

**200**

**25'**



<b>LOT SUBDIVISION</b>	19 & 1/2 OF LOT 20 - BLOCK 20 ALAMO HEIGHTS
<b>ACREAGE</b>	
<b>APPLICANT</b>	
<b>OWNER</b>	

127 MARCIA PLACE  
TOWNHOMES  
ALAMO HEIGHTS, TEXAS

**AG ASSOCIATES**  
**ARCHITECTS**  
6800 PARK TEN BLVD, STE. 216-N  
SAN ANTONIO, TEXAS 78213  
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**EXISTING  
SITE PLAN**  
3/32" = 1'-0"

DRAWN	
CHECKED	
APPROVED	
DATE	
A1.2	
SHEET NO.	





STREET VIEW / NORTH ELEVATION



EAST ELEVATION 01 / DRIVEWAY VIEW



EAST ELEVATION 02



SOUTH ELEVATION / REAR VIEW



WEST ELEVATION



NORTH ELEVATION / GARAGE VIEW



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS  
ACREAGE  
APPLICANT  
OWNER

127 MARCIA PLACE  
TOWNHOMES  
ALAMO HEIGHTS, TEXAS

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DATE
<b>A1.3</b>
SHEET NO.



NORTH



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS

ACREAGE

APPLICANT

OWNER

# 127 MARCIA PLACE TOWNHOMES ALAMO HEIGHTS, TEXAS

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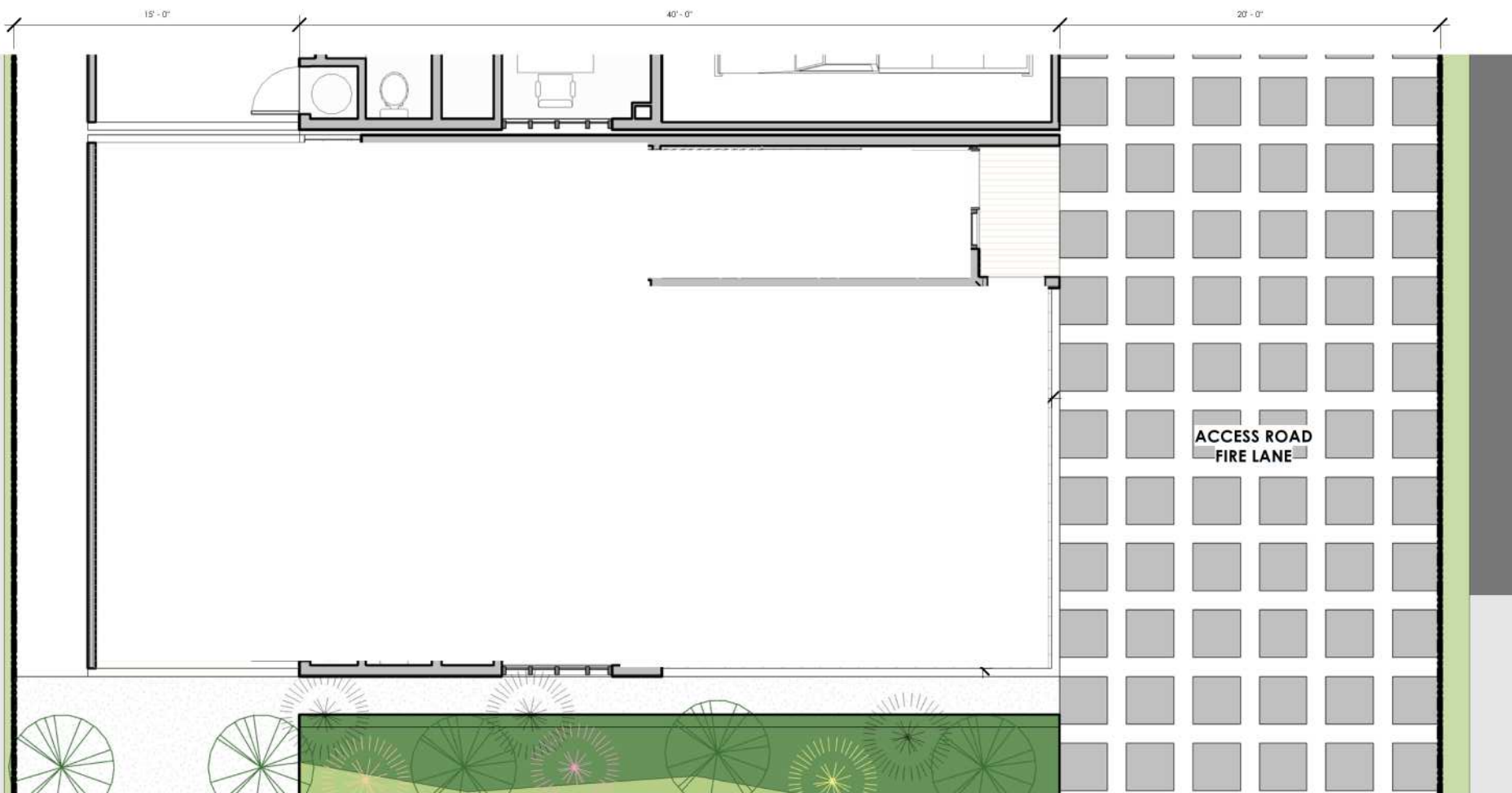
**SITE PLAN**  
1/16" = 1'-0"

DRAWN  
CHECKED  
APPROVED  
DATE

SHEET NO.

**A1.4**





GROUND LEVEL SQ FT 522 SQ FT  
 GARAGE 200 SQ FT  
 DECK 300 SQ FT  
 TOTAL 1022 SQ FT



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
 ALAMO HEIGHTS  
 ACREAGE  
 APPLICANT  
 OWNER

# 127 MARCIA PLACE TOWNHOMES ALAMO HEIGHTS, TEXAS

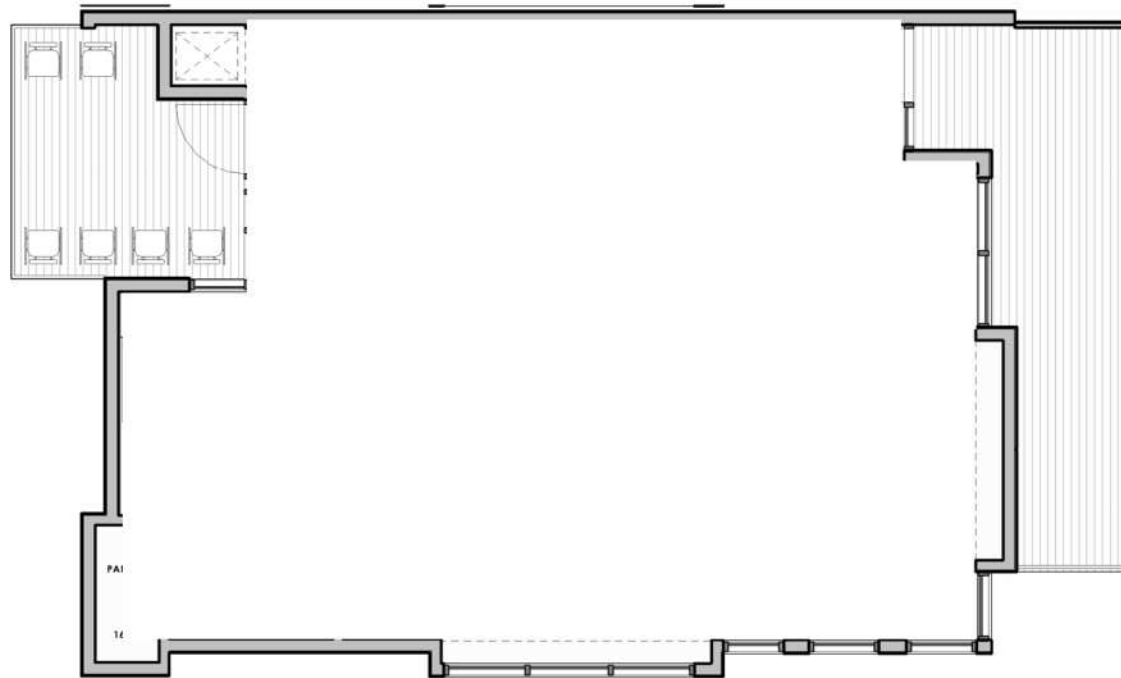
  
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TOWNHOME  
 FLOOR PLAN - LEVEL 01  
 3/32" - 1'-0"

DRAWN
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SHEET NO. **A1.5**





KITCHEN	276	SQ FT
PANTRY	16	SQ FT
DINING	246	SQ FT
LIVING	293	SQ FT
POWDER	19	SQ FT
TOTAL	850	SQ FT
BALCONIES	245	SQ FT
TOTAL W/BALCONIES	1,095	SQ FT



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS

ACREAGE

APPLICANT

OWNER

# 127 MARCIA PLACE TOWNHOMES ALAMO HEIGHTS, TEXAS

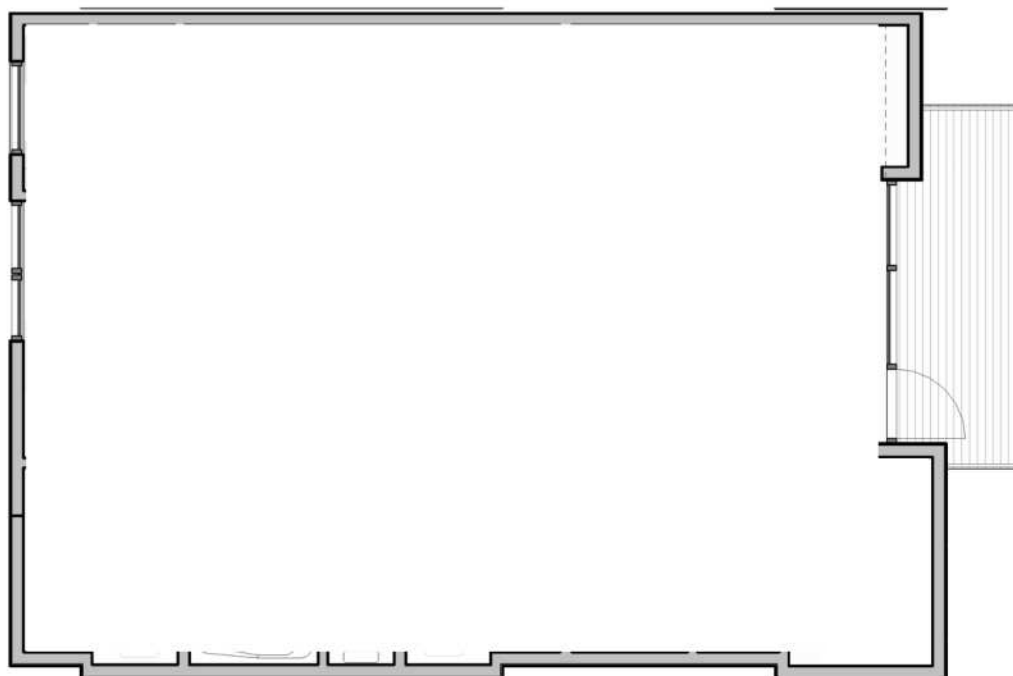
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TOWNHOME  
FLOOR PLAN - LEVEL 02  
3/16" - 1' - 0"

DRAWN	
CHECKED	
APPROVED	
DATE	

**A1.6**

SHEET NO.



MASTER BEDROOM 246 SQ FT  
 MASTER BATH 56 SQ FT  
 MASTER CLOSET 55 SQ FT  
 BEDROOM 01 124 SQ FT  
 BEDROOM 01 CLOSET 53 SQ FT  
 BEDROOM 02 124 SQ FT  
 BEDROOM 02 CLOSET 53 SQ FT  
 FULL BATH 72 SQ FT  
 LAUNDRY 34 SQ FT  
 CIRCULATION 115 SQ FT

TOTAL 932 SQ FT

LEVEL 01 522 SQ FT  
 LEVEL 02 850 SQ FT  
 LEVEL 03 932 SQ FT

TOTAL 2,304 SQ FT



LOT 19 & 1/2 OF LOT 20 - BLOCK 20  
 SUBDIVISION ALAMO HEIGHTS  
 ACREAGE  
 APPLICANT  
 OWNER

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TOWNHOME  
 FLOOR PLAN - LEVEL 03  
 3/16" - 1' - 0"

DRAWN  
 CHECKED  
 APPROVED  
 DATE

SHEET NO.

A1.7



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS

ACREAGE

APPLICANT

OWNER

# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

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ELEVATIONS  
3/32" = 1'-0"

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DATE

SHEET NO. **A1.8**





② SOUTH ELEVATION  
3/32" = 1'-0"



① NORTH ELEVATION  
3/32" = 1'-0"



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS  
ACREAGE  
APPLICANT  
OWNER

# 127 MARCIA PLACE TOWNHOMES ALAMO HEIGHTS, TEXAS

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**ELEVATIONS**  
3/32" = 1'-0"

DRAWN  
CHECKED  
APPROVED  
DATE

**A1.9**  
SHEET NO.



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS

ACREAGE

APPLICANT

OWNER

# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

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FRONT VIEW  
TOWNHOMES  
RENDERING  
1/8" - 1' - 0"

DRAWN
CHECKED
APPROVED
DATE

**A2.0**

SHEET NO.



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20,  
ALAMO HEIGHTS

ACREAGE

APPLICANT

OWNER

# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

**ASSOCIATES**

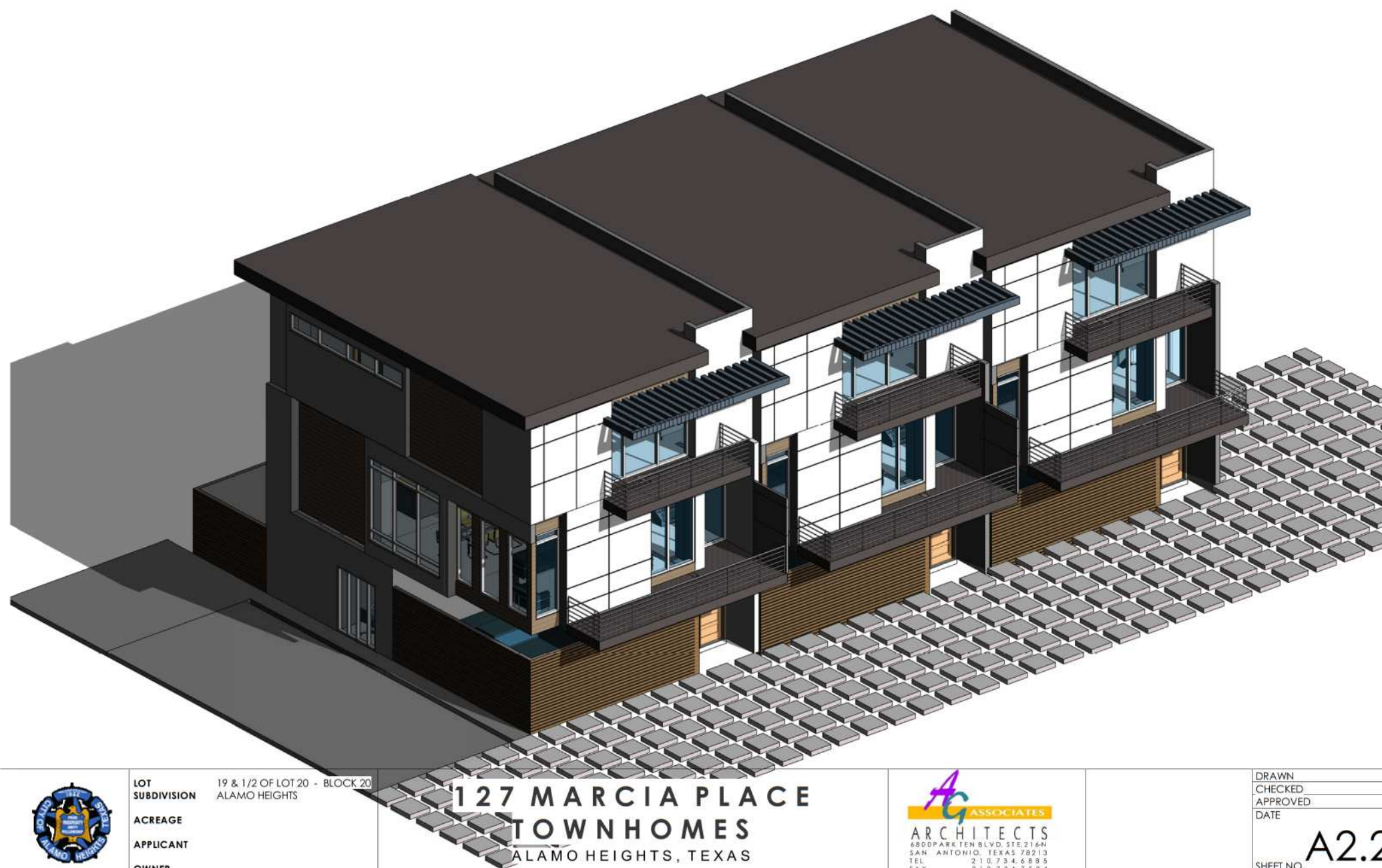
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DATE

**A2.1**

SHEET NO.





LOT  
 SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
 ACREAGE ALAMO HEIGHTS  
 APPLICANT  
 OWNER

# 127 MARCIA PLACE TOWNHOMES ALAMO HEIGHTS, TEXAS

  
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DRAWN	
CHECKED	
APPROVED	
DATE	

SHEET NO. **A2.2**



EXISTING



PROPOSED



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS

ACREAGE

APPLICANT

OWNER

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ALAMO HEIGHTS, TEXAS

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**EXISTING & PROPOSED  
STREETSCAPE PHOTOS  
PANORAMA**  
1/8" - 1' - 0"

DRAWN  
CHECKED  
APPROVED  
DATE  
SHEET NC

**A2.3'**